

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Initial Study, Negative Declaration and Zone Change (ZC) 184

Lead Agency: City of California City Contact Person: William T. Weil, Jr., City Manager
 Mailing Address: 21000 Hacienda Blvd. Phone: (760) 373-7170
 City: California City, CA Zip: 93505-2293 County: Kern

Project Location: County: Kern City/Nearest Community: California City
 Cross Streets: Redwood Boulevard and Neuralia Road Zip Code: 93505
 Longitude/Latitude (degrees, minutes and seconds): -117 ° 59 ' 12.1 " N / 35 ° 06 ' 38. " W Total Acres: 3.21
 Assessor's Parcel No.: 206-031-22 and 206-031-23 Section: 34 Twp.: 32S Range: R37E Base: MDB&M
 Within 2 Miles: State Hwy #: No Waterways: No
 Airports: No Railways: No Schools: No

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☒ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☒ Industrial: Sq.ft. 139,855 Acres 3.2 Employees 4 ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

APN 206-031-22/Existing Business/ M1/Light Industrial and APN 206-031-23/Existing Business/M1/ Light Industrial

Project Description: (please use a separate page if necessary)

The project involves Zone Change 184, an Initial Study and Negative Declaration for the purpose of rezoning two contiguous lots owned by the TransAmerican Companies, Inc. an existing industrial business built in 1990 as a storage/wrecking yard and rezoning the lots from M1 Light Industrial to M2 Heavy Industrial for a solid waste transfer.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

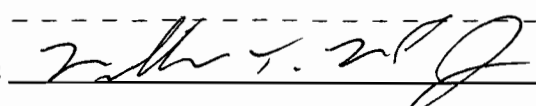
<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> S Caltrans District # <u>9</u>	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> S Regional WQCB # <u> </u>
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> S Fish & Game Region # <u> </u>	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> S Other: <u>See Mailing List</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: <u> </u>
<input type="checkbox"/> Integrated Waste Management Board	
<input checked="" type="checkbox"/> S Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date Thursday, November 1, 2012 Ending Date Monday, December 3, 2012

Lead Agency (Complete if applicable):

Consulting Firm: <u> </u>	Applicant: <u>City of California City</u>
Address: <u> </u>	Address: <u>21000 Hacienda Blvd.</u>
City/State/Zip: <u> </u>	City/State/Zip: <u>California City, CA 93505-2203</u>
Contact: <u> </u>	Phone: <u>(760) 373-7141 or (760) 373-7170</u>
Phone: <u> </u>	

Signature of Lead Agency Representative:  Date: 10/31/12

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Incorporated 1965

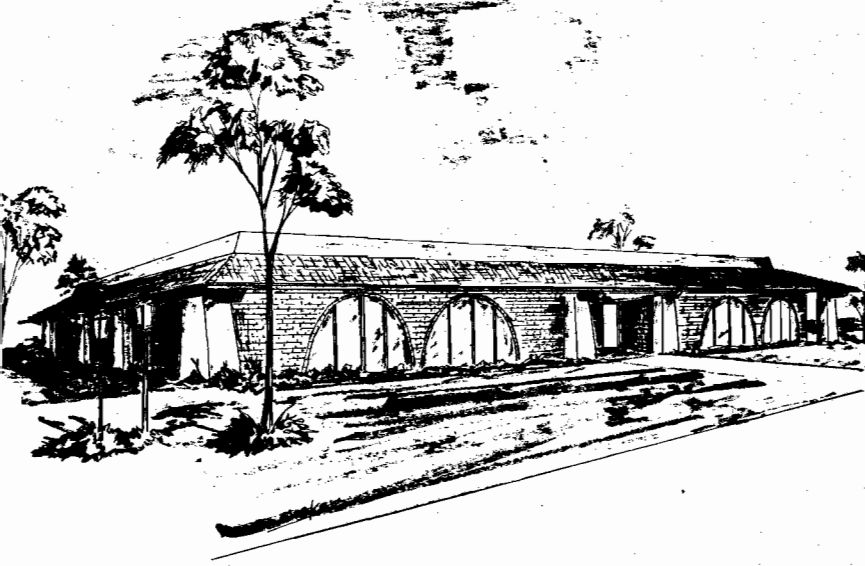
City of California City

City Hall



PHONE (760) 373-8661

21000 HACIENDA BLVD. - CALIFORNIA CITY, CALIFORNIA 93505



October 31, 2012

FILE: Initial Study, Negative Declaration, and Zone Change 184

This Department, as Lead Agency, has determined that preparation of a Negative Declaration would be appropriate for the referenced project. As required by Section 15073 of the State CEQA Guidelines, we are submitting the proposed Negative Declaration to all responsible agencies for consultation. This consultation is requested to ensure that the environmental decision by our Department will reflect the concerns of responsible agencies involved with the project.

If a response is not received from your agency by 5:00 p.m. on Monday, December 3, 2012, this Department will assume that your agency has no comment. Should you have any questions, please contact the Planning Department at (760) 373-7141.

Sincerely,

William T. Weil, Jr.
City Manager/Planning Director

**CITY OF CALIFORNIA CITY
NOTICE OF INTENT
PREPARATION AND CONSIDERATION OF INITIAL STUDY,
NEGATIVE DECLARATION AND ZONE CHANGE 184**

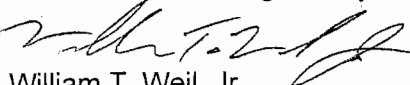
NOTICE IS HEREBY GIVEN that the City of California City, California, has undertaken and completed an Initial Study, Negative Declaration, and Zone Change 184, located within the boundaries of California City in the County of Kern and in accordance with the provisions of the California Environmental Quality Act (CEQA) and the Guidelines for Implementation of CEQA, which have been adopted by the California Resources Agency. These properties associated with Zone Change 184 as described below are within the Central Core of the City and are a part of the Redevelopment Plan and Project Area EIR SCH #1987110918.

This project has been reviewed by the Development Review Committee (DRC) and an Initial Study was conducted to determine if such an action might have a significant effect on the environment. On the basis of such Initial Study, the City's staff has concluded that Zone Change 184 could not have a significant effect on the environment and there are no events that have occurred as outlined in the Public Resources Code, Division 13 Environmental Quality, Chapter 6, Section 21166 therefore, a Negative Declaration has been prepared. A copy of the Initial Study, Negative Declaration, and Zone Change 184 is on file at the City Hall, 21000 Hacienda Boulevard, California City, California, and is available for public view.

PROJECT DESCRIPTION: This Initial Study, Negative Declaration, and Zone Change 184 were undertaken for the purpose of rezoning two contiguous lots from M1 Light Industrial to M2 Heavy Industrial for a future solid waste transfer station at 19901 Neuralia Road, California City. A solid waste transfer station is allowed in the M2 Heavy Industrial Zone with a conditional use permit (CUP). The total site is 3.21 acres and there is an existing 5,000 sq. ft. building for offices and the remaining land is parking, storage and a recycling facility. The site is completely fenced with a 6-foot high solid sound wall. The project location is 19901 Neuralia Road in California City on Lot 1 (APN 206-031-22) and Lot 2 (APN 206-031-23) in Tract 2121 at the south corner of Redwood Boulevard and Neuralia Road in a portion of the east one half of Section 34, T32S, R37E, MDB&M. The lots are owned by TransAmerican Companies, Incorporated, 19901 Neuralia Road, California City, California. The owner has a tenant that will apply to the City's Planning Commission for a CUP for a solid waste transfer station after approval of the zone change. A CUP does not require City Council approval.

NOTICE IS FURTHER GIVEN that the Planning Commission of California City at their meeting on Tuesday, December 11, 2012, at 6:00 p.m., in the Council Chambers located at 21000 Hacienda Boulevard, California City, California 93505, will consider the proposed Initial Study, Negative Declaration and Zone Change 184 at a public hearing. The public hearing will be conducted following the close of the 30-day review period with the State Clearinghouse as per Section 15105 (b) of the California Code of Regulations Title 14, Chapter 3 California Environmental Quality Act (CEQA) Guidelines. The State Clearinghouse's review period began on Thursday, November 1, 2012 and concluding at COB on Monday, December 3, 2012. If the Planning Commission finds that Zone Change 184, could not have a significant effect on the environment, and nothing further is required it may recommend approval and forward the Initial Study, Negative Declaration and Zone Change 184 to the City Council for their consideration and adoption at a subsequent public hearing (the date to be determined) and held in the Council Chambers located at 21000 Hacienda Boulevard, California City, California 93505.

ANY PERSON WISHING TO BE HEARD on this matter may appear and speak at the Planning Commission meeting or may submit their comments in writing, directly to the City.


William T. Weil, Jr.
City Manager/Planning Director

October 29, 2012

**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW
AN INITIAL STUDY, NEGATIVE DECLARATION,
AND ZONE CHANGE 184
BY PLANNING COMMISSION**

This is to advise that the City of California City Planning Department has prepared a Negative Declaration for the project identified below. As mandated by State law, the minimum public review period for this document is 30 days as per Section 15105 (b) of the California Code of Regulations Title 14, Chapter 2 California Environmental Quality Act (CEQA) Guidelines. The comment period closes on Monday, December 3, 2012 at 5:00 p.m., COB. The Initial Study, Negative Declaration and Zone Change 184 are available for review at the Planning Department, City of California City, 21000 Hacienda Boulevard, California City, California 93505.

A public hearing has been scheduled with the California City Planning Commission on Tuesday, December 11, 2012, at 6:00 p.m., in the Council Chambers, City of California City, 21000 Hacienda Boulevard, California City, California 93505. If the Planning Commission finds that Zone Change 184, could not have a significant effect on the environment, and nothing further is required it may recommend approval and forward the Initial Study, Negative Declaration and Zone Change 184 to the City Council for their consideration and adoption at a subsequent public hearing (the date to be determined) and held in the Council Chambers at 21000 Hacienda Boulevard, California City, California 93505.

Testimony at future public hearings may be limited to those issues raised during the public review period either orally or submitted in writing by 5:00 p.m. the day the comment period closes.

Project Title: Initial Study, Negative Declaration and Zone Change 184.

Project Location: The project involves two contiguous lots located at 19901 Neuralia Road, in the City of California City, County of Kern, California, at the south corner of Redwood Boulevard and Neuralia Road, in a portion of the east one half of Section 34, T32S, R37E, MDB&M, the Latitude for Lot 1 (APN 206-031-22) is 35.1107 and the Longitude is -117.9867 (1.60 acres) and the Latitude Lot 2 for (APN 206-031-23) is 35.1101 and the Longitude is -117.9867 (1.61 acres) for a combined total of 3.21 acres in Tract 2121.

Project Description: This Initial Study, Negative Declaration and Zone Change 184 were undertaken for the purpose of rezoning two contiguous lots from M1 Light Industrial to M2 Heavy Industrial, owned by TransAmerican Companies, Incorporated, 19901 Neuralia Road, California City, California for a future solid waste transfer station at 19901 Neuralia Road. A solid waste transfer station is allowed in the M2 Heavy Industrial Zone with a conditional use permit (CUP). The 3.21-acre site has an existing 5,000 sq. ft. building for offices and the remaining land is parking, storage, and a recycling facility. The site is completely fenced with a 6-foot high solid sound wall. The owner has a tenant that will apply to the City's Planning Commission for a CUP for a solid waste transfer station after approval of the zone change. A CUP does not require City Council approval.

For further information, please contact the Planning Department at (760) 373-7141 or William T. Weil, Jr., City Manager/Planning Director.

WTW

WTWJ:rg (10/29/12)

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Initial Study, Negative Declaration and Zone Change 184
2. **Lead Agency Name and Address:** City of California City, 21000 Hacienda Boulevard, California City, California 93505-2293
3. **Contact Person and Phone Number:** William T. Weil, Jr., City Manager/Planning Director
4. **Project Location:** The project involves two contiguous in the City of California City, County of Kern, California, at the southwest corner of Redwood Boulevard and Neuralia Road, in a portion of the east one half of Section 34, T32S, R37E, MDB&M, the Latitude for Lot 1 (APN 206-031-22) is 35.1107 and the Longitude is -117.9867 (1.60 acres) and the Latitude for Lot 2 (APN 206-031-23) is 35.1101 and the Longitude is -117.9867 (1.61 acres) for a combined total of 3.21 acres in Tract 2121.
5. **Project Sponsor's Name and Address:** TransAmerican Companies, Incorporated, site address 19901 Neuralia Road, California City, California 93505; mailing address is PO Box 2588, California City, California 93504.
6. **General Plan Designation:** APN 206-031-22 and APN 206-031-23 are Light Industrial.
7. **Zoning:** APN 206-031-22 and APN 206-031-23 are zoned M1.
8. **Description of the Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)

The project involves Zone Change 184, an Initial Study and Negative Declaration for the purpose of rezoning the two contiguous lots owned by TransAmerican Companies, Incorporated from M1 Light Industrial to M2 Heavy Industrial for a future solid waste transfer station to be on the same site as the approved recycle facility storage yard with office spaces and parking for vehicles.
9. **Surrounding Land uses and Setting:** (Briefly describe the project's surroundings)

North is Residential Multiple Family (RM2), east is Single Family Residential (R1), south and west are Light and Heavy Industrial (M1 & M2) zones.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).** Distribution of this document is appropriate to the following agencies:

See page 3.

LIST OF AGENCIES

AGENCY	QTY TO BE MAILED
STATE CLEARINGHOUSE 1400 TENTH STREET SACRAMENTO CA 95812-3044	15
COUNTY CLERK COUNTY OF KERN 1115 TRUXTUN AVE - FIRST FLOOR BAKERSFIELD CA 93301-4639	2
KERN COUNCIL OF GOVERNMENTS ATTN MARILYN BEARDSLEE 1401 19 TH ST STE 300 BAKERSFIELD CA 93301	1
ALAN BAILEY VERIZON TELEPHONE CO 520 SO CHINA LAKE BLVD RIDGECREST CA 93555	1
SARAH NEWMAN SOUTHERN CALIFORNIA EDISON 510 SO CHINA LAKE BLVD RIDGECREST CA 93555	1
HENRY BRIGGES THE GAS COMPANY TECHNICAL SERVICES DEPARTMENT 9400 OAKDALE AVE CHATSWORTH CA 91313-2300	1
SCOTT KIERNAN SUSTAINABILITY OFFICER/ ENCROACHMENT PREVENTION MGMT 195 E POPSON AVE, 204-10 412 TW/XP/XPO EDWARDS AFB, CA 93524-1036	1
JUDY HOHMAN US FISH & WILDLIFE SERVICE 2093 PORTOLA RD STE B VENTURA CA 93003	1
LINDA CONNOLLY DEPT OF FISH & GAME CENTRAL REGION 1234 EAST SHAW AVE FRESNO CA 93710	1

LIST OF AGENCIES (CONTINUED)

AGENCY	QTY TO BE MAILED	
CAL-TRANS DISTRICT 9 CEQA COORDINATOR 500 SO MAIN ST BISHOP CA 93514	1	
JERRY HELT HELT ENGINEERING 2930 UNION AVE BAKERSFIELD CA 93305	1	
LAFCO 5300 LENNOX AVE STE 303 BAKERSFIELD CA 93301-1662	1	
EKAPCD 2700 M STREET STE 302 BAKERSFIELD CA 93301	1	
LINDA ADAMS CALIFORNIA REGIONAL QUALITY CB LAHONTAN REGION - VICTORVILLE OFFICE 14440 CIVIC DR STE 200 VICTORVILLE CA 92392	1	
DAVE SINGLETON NATIVE AMERICAN HERITAGE COM 915 CAPITOL MALL ROOM 364 SACRAMENTO CA 95814	1	
AARON HAUGHTON DISTRICT SUPERINTENDENT MOJAVE UNIFIED SCHOOL DISTRICT 3500 DOUGLAS AVE MOJAVE CA 93501	1	
KERN VALLEY INDIAN COMMUNITY RON WERMUTH, CHAIRPERSON P.O. BOX 168 KERNVILLE CA 93238	1	
TEHACHAPI INDIAN TRIBE CHARLIE COOK 32835 SANTIAGO ROAD ACTION, CA 93510	1	
DELIA DOMINGUEZ 981 NORTH VIRGINIA COVINA, CA 91722	1	(Rep. Yowlumne & Kianemuk Tribes)

LIST OF AGENCIES (CONTINUED)

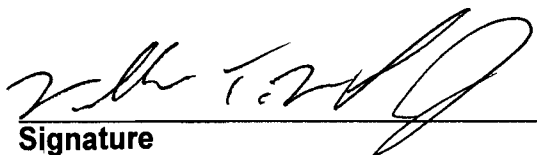
AGENCY	QTY TO BE MAILED
EUGENE ALBITRE 3401 ASLIN STREET BAKERSFIELD, CA 93312	1 (Rep. Diegueno Tribe)
DR ROBERT YOHE, COORDINATOR CAL STATE UNIVERSITY BAKERSFIELD 9001 STOCKDALE HIGH BAKERSFIELD CA 93311	1
KERN CO ENVIRONMENTAL HEALTH 2700 M STREET STE 300 BAKERSFIELD CA 93301	1
CALIFORNIA CITY POLICE DEPT CHIEF ERIC HURTADO 21130 HACIENDA BLVD CALIFORNIA CITY CA 93505	1
CALIFORNIA CITY FIRE DEPT CHIEF MIKE GARCIA 20890 HACIENDA BLVD CALIFORNIA CITY CA 93505	1
TOM BLANK WASTE MANAGEMENT OF CALIF 9081 TUJUNGA AVE SUN VALLEY CA 91352	1
JUAN CARLOS GOMEZ TRANSAMERICAN COMPANIES INC PO BOX 2588 CALIFORNIA CITY CA 93504	1

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below (☒) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Mandatory Findings of Significance
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	

DETERMINATION: (To be completed by the Lead Agency). On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	


Signature

October 31, 2012
Date

William T. Weil, Jr.
Printed Name

City Manager/Planning Director
Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in its explanation following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e. g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e. g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address the site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify: (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significant.

Issues and Supporting Information Sources	Potentially Significant impacts	Less than Significant With Mitigation Incorporated	Less Than Significant impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista? No. The building and sound wall are existing and met all building requirements at the time of construction for a storage yard in 1990, a wrecking yard in 1996, and currently a landscaping and recycling facility share the offices and storage yard.				X
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. No. The building and sound wall are existing since 1990. There is landscaping on the outer eastern perimeter of the sound wall.				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings? No. The site was developed in 1990 as an industrial storage/wrecking yard.				X
d) Create a new source of substantial light. No. There are no street lights and the building's roof is slightly visible from the road.				X
2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? This site was originally developed in 1990 as a storage/wrecking yard in an industrial area. The site is privately owned by the TransAmerican Companies, Inc. It is not farmland and there is no impact.				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? No. The lots are currently zoned Light Industrial (M1). Rezoning the two contiguous lots to Heavy Industrial (M2) for the purpose of a solid waste transfer station will be a valuable asset to the City's residents and encourage recycling.				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? No. The property is in the Central Core of the City where there is no farmland.				X
3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? No. The City contracts for sanitation and solid waste disposal. There will be no increase in traffic. The site is located on Neuralia Road and Redwood Boulevard which are paved four-lane divided roads and serves as the southeastern designated alternative truck route through the City.				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? No. The site has been operated since 1990 as a storage/wrecking yard and providing industrial office, parking and storage space for industrial businesses.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? No. The site is located on Neuralia Road and Redwood Boulevard which are paved four-lane divided roads and serves as the southeastern designated alternative truck route through the City. The City has been contracting for sanitation and solid waste disposal services since being incorporated in 1965.				X
d) Expose sensitive receptors to substantial pollutant concentrations? No. There would be no sensitive receptors exposed to substantial pollutant concentrations.				X
e) Create objectionable odors affecting a substantial number of people? No. The site was constructed in 1990 as a storage/wrecking yard with a 6-foot high sound wall surrounding both lots in an industrial zone. The sanitation trucks pick up trash and transport it to another location outside of the City. The site is located on Neuralia Road and Redwood Boulevard which are paved four-lane divided roads and serves as the southeastern designated alternative truck route through the City. The roadway is 164 feet wide at Neuralia Road and Redwood Boulevard. Neuralia Road widens south to 204 feet. The area is lightly populated. To the north the land is zoned RM2 for Residential Multiple Family, to the east the land is zoned R1 for Single Family Residential, to the south and west the land is zoned M1 Light Industrial and M2 Heavy Industrial. The conclusion is that this project would not create objectionable odors affecting a substantial number of people.			X	
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? Properties associated with Zone Change 184 include the two developed lots with the existing building and sound wall built in 1990 for a storage yard and in 1996 the site was a wrecking yard. It currently is a landscaping and recycling facility that share the offices and storage yard. The industrial site with the sound wall, building and storage areas are located in the far southwestern portion of the Central Core of the City in an M1 Light Industrial and M2 Heavy Industrial zone. The site is within the Redevelopment Plan and Project Area EIR SCH #1987110918. Overall the project is not expected to result in a significant adverse impact to biological resources.				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? No. There is no riparian habitat or other sensitive natural community in the project site.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No. There are no federally protected wetlands in the City.				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? No. The lots were developed and improved in 1990 and are confined within a 6-foot high sound wall.				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No. The site is fully developed with minimal landscaping using xeriscaping and drought-tolerant plants and trees as recommended in the City's Zoning Code.				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan? No. The site is completely developed and protected with a 6-foot high sound wall.				X
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? No. There are no historical buildings on or near the site.				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? No. The two lots are developed and protected with a 6-foot high sound wall.				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No. The two lots are developed and protected with a 6-foot high sound wall.				X
d) Disturb any human remains, including those interred outside of formal cemeteries? No. The two lots are developed and protected with a 6-foot high sound wall.				X
6. GEOLOGY AND SOILS. Would the project				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. No. There are no known faults on or near the project site.				X
ii) Strong seismic ground shaking? No. There are no known faults on or near the project site. However, seismic ground shaking and seismic-related ground failure and liquefaction could occur without warning in any location in the state of California.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction? No. There are no known faults on or near the project site. However, seismic ground shaking and seismic-related ground failure and liquefaction could occur without warning in any location in the state of California.				X
iv) Landslides? No. Landslides are highly unlikely due to the flat terrain of the project area.				X
b) Result in substantial soil erosion or the loss of topsoil? No. The site is fully developed and the landscaping design has incorporated xeriscaping using drought-tolerant plants and trees to minimize loss of topsoil or soil erosion as recommended in the City's Zoning Code. Landscaped areas provide adequate onsite drainage.				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? No. Landslides are highly unlikely due to the terrain of the project area and that the site is fully developed.				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? No. The site is fully developed.				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? The existing building has a septic system installed and the soil adequately supports this use.				X
7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? No. The existing sanitation and waste disposal facility will dispose of hazardous materials in the appropriate manner as they have done in the past and will do so in the future.				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? No. The existing sanitation and waste disposal facility presently has systems in place for proper disposal.			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No. There is no school within one-quarter of mile of any existing or proposed school.				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? No. According to the Cortese List, there are no hazardous material sites in the City of California City.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? No. This project is not within two miles of a public airport or public use airport.				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No. There are no private airstrips within the jurisdictional boundaries of the City.				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No. This project would not impair or physically interfere with the City's adopted emergency response plan or emergency evacuation plan.				X
h) Expose people or structures to a significant risk of loss, injury or death including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? No. There are no wildlands in the vicinity of this project. There is desert vacant land to the south and west with sparse vegetation and highly disturbed land that poses a risk of fire which is possible with any desert vacant land. The property is located on the southwest side of Redwood Boulevard and the area is not heavily populated.				X
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements? No. The existing industrial building is serviced by City water and utilities. The site has a onsite septic system.				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? No. The existing building is connected to City water lines.				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? No. The site was constructed in 1990 and the drainage pattern was designed with onsite drainage through landscaping features and retains any water on site.				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? No. The site was constructed in 1990 and the drainage pattern was designed with onsite drainage through landscaping features and retains any water on site.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? No. All storm water drainage is retained onsite for the existing structure and storage area.				X
f) Otherwise substantially degrade water quality? No. The existing building has not degraded water quality.				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? No. The property is in Flood Zone X an area of minimal flooding according to FEMA Flood Panel #06029C3326E FEMA effective date 9/26/08. The building is existing and constructed in 1990.				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? No. The property is in Flood Zone X an area of minimal flooding according to FEMA Flood Panel #06029C3326E FEMA effective date 9/26/08. The building is existing and constructed in 1990.				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? No. There are no levees or dams anywhere in the vicinity. The property is in Flood Zone X an area of minimal flooding according to FEMA Flood Panel #06029C3326E FEMA effective date 9/26/08.				X
j) Inundation by seiche, tsunami, or mudflow? No. The property is in Flood Zone X an area of minimal flooding according to FEMA Flood Panel #06029C3326E FEMA effective date 9/26/08.				X
9. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community? No. This project would not divide the community.				X
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? No. The site was constructed in 1990 as a storage/wrecking yard and is an existing industrial business. The existing industrial site and building are located in an industrial zone on Neuralia Road and Redwood Boulevard which are paved four-lane divided roads and serves as the southeastern designated alternative truck route through the City.				X
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan? No. The site was constructed in 1990 as a storage/wrecking yard and is an existing industrial business. The site is part of the Redevelopment Plan and Project Area EIR SCH #1987110918.				X
10. MINERAL RESOURCES. Would the project:				

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? No. There are no mineral resources in the project area.				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No. There are no mineral resources in the project area.				X
11. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? No. There would be no generation of noise levels in excess of standards established in the general plan or noise ordinance adopted by the City. The site was constructed in 1990 as a storage/wrecking yard and is an existing industrial business. The existing industrial site and building are located in an industrial zone on Neuralia Road and Redwood Boulevard which are paved four-lane divided roads and serves as the southeastern designated alternative truck route through the City. The roadway is 164 feet wide at Neuralia Road and Redwood Boulevard. Neuralia Road widens south to 204 feet. The area is lightly populated.				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? No. There would be no excessive groundborne vibration or groundborne noise levels as established in the general plan or noise ordinance adopted by the City. The site was constructed in 1990 as a storage/wrecking yard and is an existing industrial business. The existing industrial site and building are located in an industrial zone on Neuralia Road and Redwood Boulevard which are paved four-lane divided roads and serves as the southeastern designated alternative truck route through the City. The roadway is 164 feet wide at Neuralia Road and Redwood Boulevard. Neuralia Road widens south to 204 feet. The area is lightly populated.				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? No. There would be no permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The site was constructed in 1990 as a storage/wrecking yard and is an existing industrial business. The existing industrial site and building are located in an industrial zone on Neuralia Road and Redwood Boulevard which are paved four-lane divided roads and serves as the southeastern designated alternative truck route through the City. The roadway is 164 feet wide at Neuralia Road and Redwood Boulevard. Neuralia Road widens south to 204 feet. The area is lightly populated.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? No. The site was constructed in 1990 as a storage/wrecking yard and is an existing industrial business. There would be no substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. The existing industrial site and building are located in an industrial zone on Neuralia Road and Redwood Boulevard which are paved four-lane divided roads and serves as the southeastern designated alternative truck route through the City. The roadway is 164 feet wide at Neuralia Road and Redwood Boulevard. Neuralia Road widens south to 204 feet. The area is lightly populated.				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No. The project site is not within two miles of a public airport or public use airport.				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No. There are no private airstrips within the jurisdictional boundaries of the City.				X
12. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? No. There are no direct or indirect substantial population growth expected to result from rezoning two contiguous lots from M1 Light Industrial to M2 Heavy Industrial.				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No. This industrial site was established in 1990 and will not displace any people, necessitating the construction of replacement housing.				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No. This industrial site was established in 1990 and will not displace any people, necessitating the construction of replacement housing.				X
13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? No. The existing building has been approved by the local fire department.				X
b) Police protection? No. The existing industrial site has an existing 6-foot high sound wall for security purposes.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Schools? No. The local school district has completed construction on the new elementary school and the new high school for a total of four schools servicing over 2,000 students grades K-12 in the City. Cerro Coso Community College has purchased property within the City for a future Southern Outreach Campus that will service the local residents and surrounding geographically isolated communities including Edwards AFB.				X
d) Parks? No. The City has an 80-acre central park and a 15-acre neighborhood park site northwest of the central core.				X
e) Other public facilities? No.				X
14. RECREATION.				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? No. The City has recently completed construction on the Strata Center a new parks and recreation facility and Scout Island. The parks and recreational facilities are used for the general public and organized Little League, AYSO, Youth Football, Boy Scouts, Girls Scouts and after school programs.				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? No. The project is in an industrial zone.				X
15. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? No. The existing site is located on Neuralia Road and Redwood Boulevard which are paved four-lane divided roads and serves as the southeastern designated alternative truck route through the City. The roadway is 164 feet wide at Neuralia Road and Redwood Boulevard. Neuralia Road widens south to 204 feet. The area is lightly populated. To the north the land is zoned RM2 for Residential Multiple Family, to the east the land is zoned R1 for Single Family Residential, to the south and west the land is zoned M1 Light Industrial and M2 Heavy Industrial.			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? The existing site is located on Neuralia Road and Redwood Boulevard which are paved four-lane divided roads and serves as the southeastern designated alternative truck route through the City. The roadway is 164 feet wide at Neuralia Road and Redwood Boulevard. Neuralia Road widens south to 204 feet. The area is lightly populated. To the north the land is zoned RM2 for Residential Multiple Family, to the east the land is zoned R1 for Single Family Residential, to the south and west the land is zoned M1 Light Industrial and M2 Heavy Industrial.			X	

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? No. The industrial site is not within two miles of any airport.				X
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e. g. farm equipment)? No. Ingress and egress to and from the industrial site. The site is located on Neuralia Road and Redwood Boulevard which are paved four-lane divided roads and serves as the southeastern designated alternative truck route through the City. The roadway is 164 feet wide at Neuralia Road and Redwood Boulevard. Neuralia Road widens south to 204 feet. The area is lightly populated. To the north the land is zoned RM2 for Residential Multiple Family, to the east the land is zoned R1 for Single Family Residential, to the south and west the land is zoned M1 Light Industrial and M2 Heavy Industrial.				X
e) Result in inadequate emergency access? No. The industrial building is existing and there is adequate emergency access to the site.				X
f) Result in inadequate parking capacity? No. The industrial building is existing with adequate parking and storage.				X
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? No. The City encourages alternative transportation as outlined in the City's Bicycle Plan that meets California Streets and Highways Code Section 891.2 requirements approved by City Council and Kern Council of Governments. Local Dial-A-Ride is available to residents needing local transportation and Kern Regional Transit is also available providing local bus stops within the City limits.				X
16. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No. The building is on a private septic system.				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No. The existing building is on a private septic system.				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No. The project would not result in the construction or expansion of storm water drainage facilities.				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? No new entitlements are expansion is needed. The City has sufficient water supplies available to serve the project from existing entitlements and resources.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? The site is existing and on a septic system.				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Waste Management is the City's contracted provider and the site will serve as their solid waste transfer station.				X
g) Comply with federal, state, and local statutes and regulations related to solid waste? Yes. The project will comply with all local statutes and regulations related to solid waste.				X

17. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No. This project does not have the potential to degrade the quality of the environment or substantially reduce wildlife species or threaten examples of California history or prehistory.				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? No. Consideration has been given to individual and cumulative effects and this project will not impact past, current, or future industrial developments.				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? No. This project will benefit the City residents by providing sanitation and solid waste disposal and encourage recycling.				X

END OF DOCUMENT

Development Review Committee (DRC)
Initial Review of Checklist and Application
DRC 12-17
(Waste Management Solid Waste Transfer Station)
Tuesday, October 23, 2012, 10:30 a.m.

Project Description:

Tom Blank, Operations Manager, Waste Management of California, 9081 Tujunga Avenue, Sun Valley, California has filed a DRC application for a Solid Waste Transfer Station to be located on the same site as the approved recycle facility storage yard with office space and parking for Waste Management vehicles and employees filed by Bill Minnis, Waste Management, Director of Operations - Los Angeles Area, 1205 West City Ranch Road, Palmdale, California on August 28, 2012. The applicant is leasing the property from TransAmerican Companies, Inc. Juan Carlos Gomez is the designated owner/agent acting on behalf of TransAmerican Companies, Inc.

Project Location:

The project location is 19901 Neuralia Road in California City on Lot 1 (APN 206-031-22) and Lot 2 (APN 206-031-23) in Tract 2121 at the south corner of Redwood Boulevard and Neuralia Road in a portion of the East one half of Section 34, T32S, R37E, MDB&M.

Land use.

X Is the project appropriate for the zoning? No. The property is zoned M1 Light Industrial and a Solid Waste Transfer Station must be in the M2 Heavy Industrial Zone with a conditional use permit (CUP). The applicant is applying simultaneously for Zone Change 184 and CUP 12-02.

X Are set backs appropriate? The building is existing and met all building requirements at the time of construction for A-1 Storage in 1990 and for Pearson's Wrecking Yard in 1996. The building is the current office and storage yard for Sharper Landscaping.

CEQA.

X Zone Change 184 requires a 45-day review period with the State Clearinghouse, a public hearing and the filing of a Negative Declaration. The public hearing for CUP 12-02 will be conducted simultaneously with the zone change. Typically a CUP does not require Council approval. A Notice of Determination will be filed with the Kern County Clerk's Office following City Council approval and adoption of the zone change. The applicant will pay the filing fees for the Negative Declaration in the amount of \$2,101.50 plus a \$50.00 Kern County Clerk's fee. The Planning Technician will notify you when these fees are due.

Sewer.

X Requirements? The existing 5,000 sq. ft. building is on a septic system.

Streets.

X Ingress/Egress? Yes. Redwood Boulevard and Neuralia Road. There is also an access road or frontage road along Neuralia as shown on the applicant's plan.

Initial Review of Checklist and Application
DRC 12-17 Waste Management Solid Waste
Transfer Station

- X Curb, gutter, sidewalks? There is existing curb and gutter along the access road. There is no sidewalk as shown in the fire hydrant pictures.

Parking.

- X Requirements? The total site is 3.21 acres and building is 5,000 sq. ft. positioned on Lot 2. Parking is existing for the office with 7 spaces shown in front of the office according to the site plan submitted by the applicant. At least one of the parking spaces is designated handicapped. Additional parking is available on the site.

Fencing.

- X Requirements? A sound wall exists around the property as shown on the pictures provided for the fire hydrant.

Street Lighting.

- X Requirements? There are no street lights.

Fire Protection.

- X Requirements? Yes. The fire hydrant is located two feet from the block wall at the Northwest corner as shown in pictures. A knox box and fire extinguisher have been installed or were preexisting since the initial review for Waste Management (DRC 12-14) on 8/28/12. Additional fire protection requirements may apply.

Landscaping..

- X There is landscaping on the outer fence on the East side facing Neuralia Road..

Trash Enclosure.

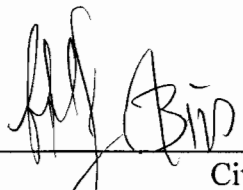
- X A screened trash enclosure is required large enough to accommodate a 3-yard bin for commercial and industrial businesses including offices.

Other.

- X The property is located in Flood Zone X an area of minimal flooding per FEMA Panel Number 06029C3326E, Panel Date September 26, 2008.

Notes:

Completed DRC:


ACTING CITY MGR
City Official

Date: 10/23/12

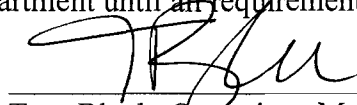
Scheduled Planning Meeting : 12/11/12

Continued DRC Date: _____
If Applicable

Initial Review of Checklist and Application
DRC 12-17 Waste Management Solid Waste
Transfer Station

I, the undersigned, understand all requirements for the project discussed before the California City Development Review Committee meeting on this date and understand that no action will be taken by the Planning Department until all requirements are fulfilled.

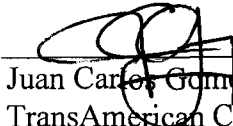
Applicant Signature: _____



Tom Blank, Operations Manager,
Waste Management, - Sun Valley Area

Date: 10.23.12

Owner/Agent's Signature: _____



Juan Carlos Gomez, Owner/Agent
TransAmerican Companies, Inc.

Date: 10-23-12

California City Fire Department

Business Compliance Requirements

Fire Department requirements are derived from information specified in the California Fire Code and California City Municipal code. All items are subject to Fire Department approval. Additional items may apply.

- **Occupancy Classification** – A1 A2 A3 A4 A5 B E F H I M R S U
- **Change of use or occupancy** – Based on fire official approval, change shall conform to fire code and building code for specified group.
- **Permit(s)** – Permits required as defined by fire official shall be obtained and appropriate fees paid prior to issuance.
- **Fire Department Access** – Fire department access roads shall be provided and maintained providing an obstructed 20' horizontal width and vertical clearance of 14'.
- **Property Identification** – Address numbers shall be a minimum of 4" on contrasting background. Numbers shall be placed in a horizontal position. Multiple buildings utilizing address shall be marked accordingly. (Ex; Building 4, Apts 401-423)
- **Key Box** – 3200 Series or approved Knox Box shall be obtained by property owner or occupant and maintained. When applicable, the Knox Box shall be mounted where the bottom of the box is 5' from the ground and located adjacent to the main entry door.
- **NFPA 704 Diamond** – When required, 704 Placards shall be placed at entrances to places where hazardous materials are dispensed, stored or used.
- **Water Supply** – A minimum fire flow of 1,500 gallons per minute is required for commercial structures. Fire flow requirements may be reduced by fire official if approved automatic sprinkler system is installed.
- **Fire Hydrant(s)** – Hydrants shall be located at pre-determined locations as identified by the fire official. Maximum distance to hydrant shall not exceed 250'.
- **Fire Protection Extinguishers** – Fire Extinguisher(s) with a minimum rating of 2A 10B:C shall be provided per each 3000 square foot area designated as ordinary combustible. Maximum travel distance to the extinguisher shall not exceed 75'. Extinguisher shall be at least 4" and no more than 5' from floor. Extinguisher shall be located with preference near main exit.
- **Fire Protection Systems** – Where required, commercial cooking equipment shall be protected by an approved extinguishment system. In addition to the system, appliances utilizing vegetable oil shall be protected with a Class K extinguisher.
- **Exit(s)** – Exit requirements are based on occupancy class.
- **Electrical** – Electrical equipment and wiring, including open junction boxes shall be secured and maintained.
- **Miscellaneous** –

*Applicant must satisfy all Fire
Dept. requirements and Building
Dept. requirements prior to getting
a business license.*



TRANSAMERICAN

Companies, Inc.

The purpose of this letter is to inform all interested parties that Juan Carlos Gomez is an officer of this corporation and is authorized to make business decisions on behalf of TransAmerican Companies, Inc.

This particular letter pertains to the decision regarding the property owned by TransAmerican Companies, Inc. located at 19901 Neuralia Rd. in California City, CA. 93505, which is being leased by Waste Management for use in their disposal service for California City.

If you should have any questions regarding the contents of this letter, please contact us at 760.412.2101.

Signatures below signify authorization for Juan Carlos Gomez to make decisions on behalf of TransAmerican Companies, Inc.

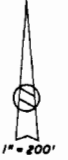
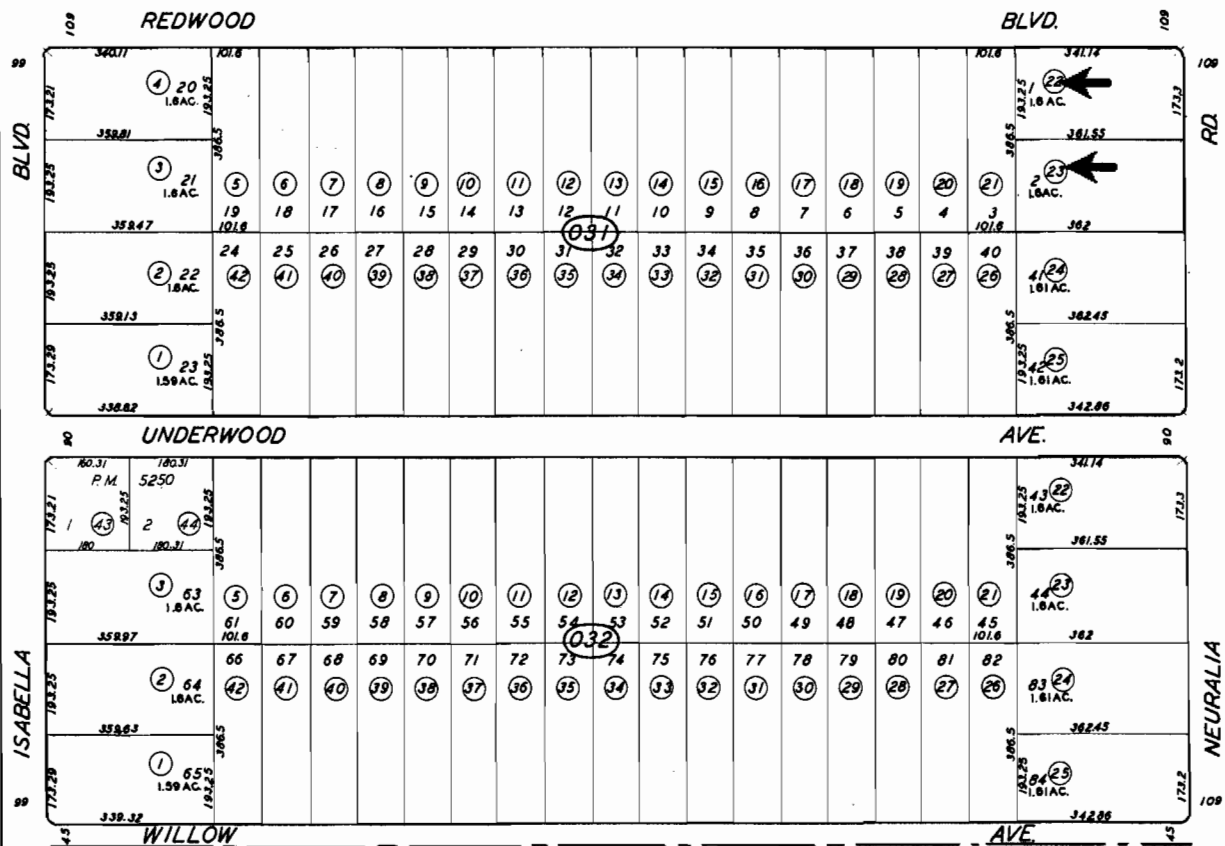
Juan Carlos Gomez- President

Felix Gomez, Jr.- Vice President

Felicitas Gomez- Secretary

BK.211

PTN OF E1/2 OF SEC.34 T.32S. R.37E.



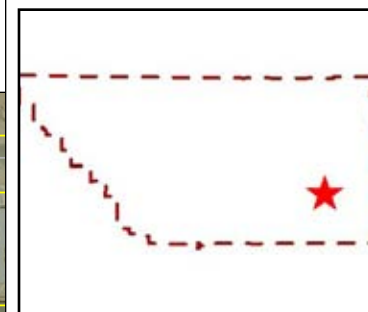
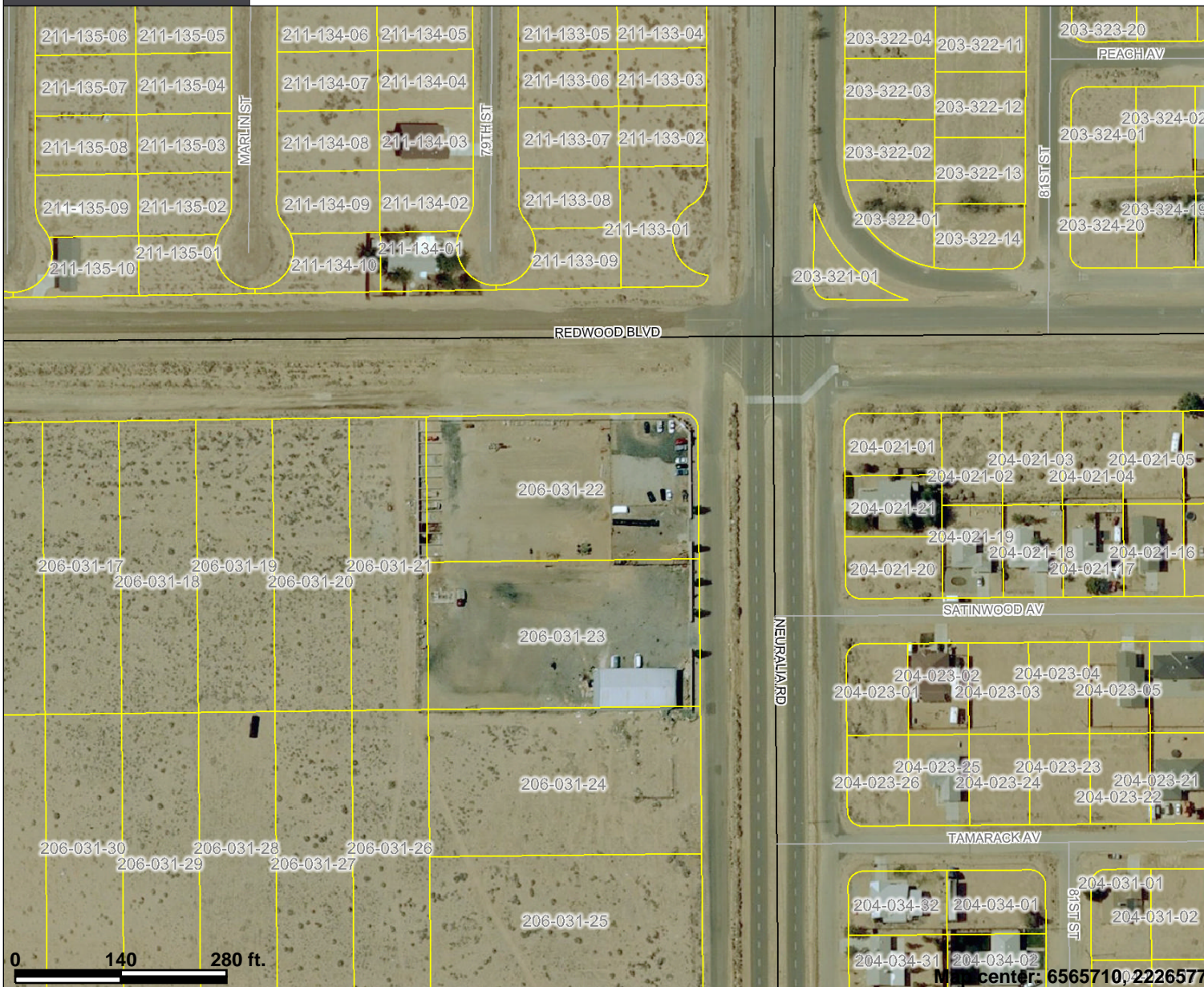
BK.204

04

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 206-03
COUNTY OF KERN

APN 206-031-22 & 23 (N, E, S, W)



Legend

Roads

- Arterial
- Collector
- Highway
- Local
- Ramp
- Unpaved

County of Kern

Assessment Parcels

Aerial Photo 2008

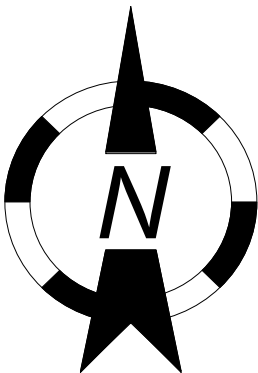


Scale: 1:2,449

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

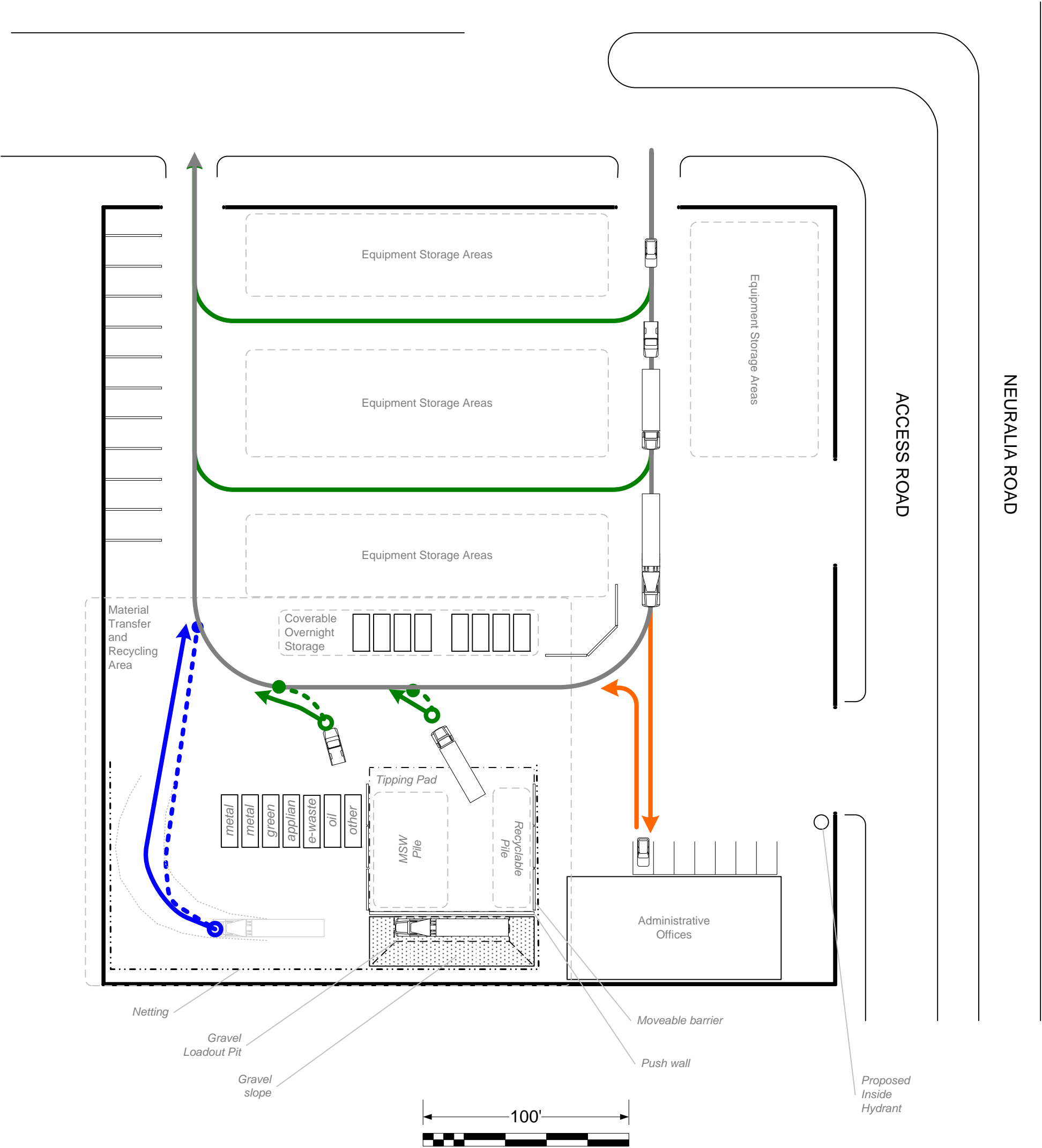
California City Recycling and Transfer Station Concept Plan

19901 Neuralia Rd
California City, Ca 93505
California City v1f.vsd



Established and Operated by Waste Management

Scale and locations are approximate



LAYOUT: F